

# GOALS, OBJECTIVES, POLICIES, AND RECOMMENDATIONS

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## General Overview

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This section of the plan contains a listing of the goals, objectives and policies that were used to fashion the future land use plan, transportation plan and public facilities plan. In addition these goals, objectives and policies will help guide future development and redevelopment in the Town in the coming years. Recommendations are also included to address specific needs.

For the purpose of this plan, a goal is a statement that describes a desired future condition. Goals generally are intended to focus on a long-term end and in some cases may not be attained or maintained over a period of time. In contrast, an objective is a statement that describes a short-term end and can be achieved. Objectives are intended to help achieve goals. A policy is a principle that guides future decisions or actions and that is intended to achieve one or more objectives.

The goals, objectives and policies in the following section cover many aspects of community development.

## Issues and Opportunities

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
	<i>To organize and plan a complete strategy for Town improvement and growth management.</i>	
The Town is in the range of influence of Madison. Employment, education and housing are all connected to the metropolitan area. Given its proximity to Madison, there is a danger that it could lose its identity.	<ul style="list-style-type: none"> <li>By establishing a community identity.</li> </ul>	Strive to maintain the Town's identity.
The area has a long and rich past, which needs to be documented.	<ul style="list-style-type: none"> <li>By maintaining an active historical record of the Town.</li> </ul>	The Town should support efforts to chronicle the history of the area, including its people, places, events, and buildings.
Currently, there is no long-range plan for roads or infrastructure.	<ul style="list-style-type: none"> <li>By preparing a plan for future roads and land uses for the Town.</li> </ul>	Adopt and implement the Smart Growth Plan for Land Use, Transportation and Community Facilities. Apply for the Smart Growth Dividend when the Town develops its Conservation Neighborhoods or installs sanitary sewer to new high-density neighborhoods.
The Town has worked to maintain its infrastructure. The facilities are in good condition.	<ul style="list-style-type: none"> <li>By providing the needed infrastructure improvements in an affordable manner to serve existing development and planned growth.</li> </ul>	Continue to upgrade any needed infrastructure and municipal buildings. This Plan will permit building infrastructure for more than a 20-year horizon.
The Town currently does not have a Smart Growth Plan.	<ul style="list-style-type: none"> <li>By adopting a Smart Growth Comprehensive Plan.</li> </ul>	Adopt the Smart Growth Comprehensive Plan after holding a public hearing.
The construction of telecommunication towers is becoming more and more frequent with little guidance in terms of what areas would be most appropriate places.	<ul style="list-style-type: none"> <li>By establishing a policy on the construction of stand-alone communication towers.</li> </ul>	Work to establish a policy framework and a detailed plan for locating future telecommunication towers and multi-use of existing towers.
In the course of preparing the Smart	<ul style="list-style-type: none"> <li>By preparing plans for needed com-</li> </ul>	The Community Facilities Plan proposes

## Issues and Opportunities

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
Growth Comprehensive Plan, long range plans for parks and other recreational facilities need to be developed.	munity facilities.	new parks, bicycle routes, and multi-use trails.
The Town currently has an adopted comprehensive plan and uses it especially when reviewing proposed subdivisions.	<ul style="list-style-type: none"> <li>By incorporating citizen participation into the comprehensive planning and plan implementation process.</li> </ul>	Encourage citizens to become involved in their local government. Actively solicit citizen participation in the preparation of land development regulations that may need to be prepared or amended. The more citizen participation, the more support for the necessary change.
The Town does not have any special program to assist youth.	<ul style="list-style-type: none"> <li>By establishing and maintaining all types of youth participation programs.</li> </ul>	No one program can change the attitude or goals of the youth. It will take multiple programs and multiple efforts. These efforts are needed for the long-term health of the community. Work with the area schools and religious institutions to develop youth programs.
There are a number of service/civic clubs that serve the Village and the surrounding area including the Town.	<ul style="list-style-type: none"> <li>By coordinating efforts of and communicating among service clubs, businesses, government agencies, schools and other participants that affect the Town's future.</li> </ul>	The Town should use all the resources, municipal and non-municipal, to the fullest extent possible. Although each organization is responsible only for its own functions, the Town could monitor their activities. Together more will be accomplished than only acting individually.
For most communities, needs are greater than local resources. The Town is no different.	<ul style="list-style-type: none"> <li>By seeking grants from the government, foundations, and alternative methods of funding to meet needed improvements.</li> </ul>	Apply for grants to help pay for needed improvements. Establish a foundation that can accept contributions to help finance community projects.
There is room to improve community attitude, community pride, image, and citizen participation.	<ul style="list-style-type: none"> <li>By establishing a program to improve community participation and image.</li> </ul>	Establish two community-wide events - one in the summer and an indoor event in the winter.
The Town is both a productive agricultural area and the home to a large non-agricultural population. Aside from agri-	<ul style="list-style-type: none"> <li>By identifying the function of Cottage Grove as it relates to the area's human environment.</li> </ul>	Understand the role that the Town plays in the region, and then take community improvement and community involve-

## Issues and Opportunities

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
cultural jobs, there are few other types of employment opportunities. It is experiencing or facing critical changes due in large part to the growth of Madison.		ment initiatives.
With the many needs now identified and the limited resources available, the Town will need to be vigilant in the use of its resources.	<ul style="list-style-type: none"> <li>• By preparing the Town to deal with one-time decisions.</li> </ul>	The Town needs to give extra consideration to decisions that have the potential to change course and are not retractable. Good decisions result from a good process and full information.
Like most other communities, the Town has not kept its citizens and its institutions informed about the Town's business. The press occasionally reports news. The Town needs to inform.	<ul style="list-style-type: none"> <li>• By increasing information to residents.</li> </ul>	The Town needs to have a newsletter published quarterly, conduct important meetings on cable TV, establish a web site, and interact with the schools and other groups in the community.
The tax base of the Town has been fairly stable. It will be necessary to expand the tax base to continue with the existing levels of service.	<ul style="list-style-type: none"> <li>• By working to first stabilize and then increase the tax base.</li> </ul>	Promote the continuation of agriculture in the Town and seek out appropriate types of commercial and agribusiness development.
The Town's population has grown less than 1 percent per year over the last decade. If done properly, continued residential development can complement the Town's rural character.	<ul style="list-style-type: none"> <li>• By working to seek new residents to the community.</li> </ul>	Allow residential growth in the Town in those areas most suited as shown on the Land Use Plan.
The Town is within a short drive of Madison via I-94 or US 12/18. The Village fulfills a number of important functions for Town residents. Because of its proximity to Madison and the Village it has excellent access to higher educational opportunities, cultural and social events, and employment.	<ul style="list-style-type: none"> <li>• By taking advantage of the Town's location adjacent to the Village and Madison.</li> </ul>	The Town needs to continue all its economic, physical and cultural efforts.
The Town is served by six school districts. This makes it difficult to take full advantage of what schools can do for a	<ul style="list-style-type: none"> <li>• By building on the good school systems.</li> </ul>	Continue to work with and support the various school districts to the extent possible.

## Issues and Opportunities

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
community, when most of the schools are not located nearby. The schools enjoy community support.		
Given its proximity to the Madison real estate market, the Town is in a good position to promote its attributes.	<ul style="list-style-type: none"> <li>By utilizing all of the assets provided by a rural community such as personal safety, community pride, and friendliness.</li> </ul>	The Town should take advantage of its assets. Be careful not to lose the Town's assets by inappropriate, mislocated development.
The Town is a community of strong family values.	<ul style="list-style-type: none"> <li>By promoting the family and family values.</li> </ul>	The Town can promote family values a number of ways including good aesthetics, public parks and open space, clean water, good public facilities including sidewalks and community leadership. Multiple community events is another method of promoting family values and community togetherness. A community-wide park (owned solely or with shared ownership) may be required to full implement this recommendation.
	<i>To improve the quality of life within the Town.</i>	
The community has relatively few cultural activities.	<ul style="list-style-type: none"> <li>By encouraging cultural activities through the school, clubs, private organizations, and foundations.</li> </ul>	The Town should work with the Village to help local organizations hold more cultural events.
Perhaps more than ever, our youth are experiencing unique pressures. While not the complete solution, recreational activities for kids can help.	<ul style="list-style-type: none"> <li>By supporting existing youth programs and the creation of new ones.</li> </ul>	Investigate the potential of establishing youth recreational activities, especially in the summer.
The Town and the schools have good sports facilities. Public trails, swimming pool, fitness center and sidewalks are lacking.	<ul style="list-style-type: none"> <li>By encouraging the maintenance of public facilities, as well as necessary public and private recreational programs.</li> </ul>	Continue to maintain and improve the community's sport venues and construct the recreational facilities proposed in the Community Facilities Plan.
The Town does not now review developments for aesthetics.	<ul style="list-style-type: none"> <li>By encouraging policies and ordinances to enhance the physical ap-</li> </ul>	The Town needs to develop a site review ordinance that includes aesthetic consid-

## Issues and Opportunities

<i>Background Summary</i>
Currently, not all homes are served by cable.
Some homes have phone lines that are not capable of digital modulation.
The community survey found that a significant number of homes have computers and modems and that the existing phone lines do not offer reliable service for digital connections.
The Town had not kept a record of parcels granted splits and which ones that have been used. In 2001, the Town did document what parcels are still granted a split.

<i>Goals &amp; Objectives</i>
pearance of the Town.
<ul style="list-style-type: none"> <li>• By providing cable television to all homes.</li> <li>• By providing adequate phone lines to all homes.</li> <li>• By providing adequate and faster Internet access to all homes.</li> <li>• By maintaining a record of parcels that are still to be granted a split.</li> </ul>

<i>Recommendations</i>
erations and adopt and enforce an existing building code ordinance.
Cable T.V. should be made available to all homes desiring to have this service.
All phone lines should be upgraded to a level of providing reliable digital modulation at all times.
Encourage Charter Communications to make needed changes or upgrades so that residents have good digital transmission capabilities.
Maintain a map in the Town Hall that identifies splits not yet used. Update the map each time a split is granted.

<i>Policies</i>
<ul style="list-style-type: none"> <li>• By recognizing that the Plan Commission and Town Board are not legally responsible for all of the social, economic, and physical aspects of the Town. However, they are best suited to monitor the “big picture” and manage the Town’s overall well being by directing actions of their own or by meeting with other organizations and institutions to support their activities or functions.</li> </ul>

# Housing

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
	<i>To promote the development of housing for residents of the town of Cottage Grove and provide a range of housing choices that meets the needs of persons of all income levels and of all age groups and persons with special needs.</i>	
After January 1, 2010, the only way the Town can continue to direct future growth is for it to adopt a comprehensive plan that meets state guidelines. In addition, all of the regulations and decisions must be compatible with this Plan.	<ul style="list-style-type: none"> <li>By adopting a Land Use Plan and implementing ordinances which provide an area and means for facilitating housing development of varying types and price levels.</li> </ul>	Adopt a comprehensive plan that meets state guidelines and such ordinances as may be needed.
The provision of infrastructure is a basic function of government and should be provided to accommodate the anticipated population growth.	<ul style="list-style-type: none"> <li>By providing and maintaining infrastructure which will support housing.</li> </ul>	The Town should work to get a central sewer service to the area designated for high-density residential to the west of the Village.
	<i>To promote the redevelopment of low-income and moderate-income housing on under-utilized land.</i>	
Although there are currently few vacant or under-utilized parcels, the Town will need to periodically review development patterns to identify under-utilized parcels.	<ul style="list-style-type: none"> <li>By inventorying under-utilized land within the developed area.</li> </ul>	Periodically, conduct a wind-shield survey to identify under-utilized parcels that could be developed or redeveloped for appropriate uses. With the installation of sewer service, the Town needs to encourage development at higher densities.
There are a number of contaminated sites also referred to as brownfields that effect relatively large areas.	<ul style="list-style-type: none"> <li>By “clearing” brownfield sites.</li> </ul>	Actively work with and encourage State agencies to provide prompt cleanup of contaminated sites.
The Town has not been involved in ownership of potential home sites.	<ul style="list-style-type: none"> <li>By assembling potential home sites.</li> </ul>	There may be a need and an opportunity to become involved in providing future home sites which could be done through a housing authority.

# Housing

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
The Town is part of Dane County's Community Development Block Grant program. This allows low- and moderate-income individuals to apply for financial assistance for housing.	<ul style="list-style-type: none"> <li>By providing low-and moderate – income family and elderly housing opportunities.</li> </ul>	Support small-lot subdivisions, elderly condominiums, manufactured home subdivisions, two family homes, and multifamily homes, particularly in the areas with sewer service.
The Town does not have an <u>Existing</u> Dwelling code.	<ul style="list-style-type: none"> <li>By preserving existing housing by establishing an existing housing code inspection program.</li> </ul>	The Town should adopt and then enforce an Existing Dwelling code.
	<i>To maintain or rehabilitate the Town's existing housing stock.</i>	
The existing housing stock is in good condition. However, a significant number of the dwellings are approaching the age when maintenance and remodeling will become necessary.	<ul style="list-style-type: none"> <li>By conserving or improving the quality of existing single-family housing stock.</li> </ul>	Work with property owners to keep their dwellings in good repair.
There currently are no group housing facilities in the Town for the elderly despite growing demand.	<ul style="list-style-type: none"> <li>By working with the Village to increase the supply of independent and assisted living facilities for elderly residents.</li> </ul>	Work with the Village to identify areas suitable for independent and assisted living facilities for elderly residents.
Housing affordability is a growing problem for a significant number of households.	<ul style="list-style-type: none"> <li>By increasing the supply of housing affordable to moderate-income households.</li> </ul>	Identify areas of the future land use plan suitable for medium- and high-density residential development.
The Town offers a high quality of life largely because of its rural character and its proximity to cultural amenities.	<ul style="list-style-type: none"> <li>By maintaining the environmental and cultural assets of the community so that it continues to be an attractive place to live.</li> </ul>	Continue to protect environmental resources such as agricultural lands, wetlands, and the like. Promote the area's cultural assets.
Housing affordability is a growing problem for a significant number of households.	<ul style="list-style-type: none"> <li>By working with the Village to increase the supply of housing affordable to very low- and extremely low-income households.</li> </ul>	Identify areas of the future land use plan suitable for medium- and high-density residential development.
Although there are federal and state laws that prohibit discriminatory housing	<ul style="list-style-type: none"> <li>By assuring that the fair housing rights of all citizens are protected.</li> </ul>	Support efforts at the local and national level that protect the housing rights of

# Housing

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
practices, they still occur. Efforts are needed to protect those rights.		individuals and families.
	<i>To promote the construction of multi-family housing on public utilities in the appropriate section(s) of the Town.</i>	
A vibrant community includes a wide variety of housing types including multi-family and higher density residential uses. This allows greater housing choice and tends to promote affordable housing.	<ul style="list-style-type: none"> <li>By designating areas suitable for the development of apartments and similar medium-density residential uses in selected areas suitable for that purpose and serving the areas with utilities.</li> </ul>	Designate areas on the future land use plan next to the Village to accommodate higher density residential development.
	<i>To preserve and develop high quality housing areas to satisfy the demand for an adequate amount of dwellings of various types and densities.</i>	
The provision of areas for housing development is just one of the concerns of the Town. This must be weighed against other important objectives relating to environmental protection and farmland preservation. As such, some areas are best suited for certain types of uses, while other uses can occur elsewhere.	<ul style="list-style-type: none"> <li>By providing and developing conveniently located areas suitable for housing.</li> </ul>	Designate areas on the future land use plan for residential development that is best able to accommodate such growth.
From a regional perspective, it is important that people have a range of housing options to choose from. It is unrealistic for the Town and the Village to provide a full complement of housing types. Collectively though, there should be a wide variety between the Village and Town.	<ul style="list-style-type: none"> <li>By working with the Village to provide renter- and owner-occupied housing of all types.</li> </ul>	Coordinate with the Village to ensure that the area has a variety of housing options.
There are few deteriorated dwellings in	<ul style="list-style-type: none"> <li>By eliminating any deteriorated</li> </ul>	Identify deteriorated dwellings and work

# Housing

<i>Background Summary</i>
the Town. However, as the housing stock ages, it will be important that the Town work to keep the housing stock in good condition. The presence of a single deteriorated building can have a negative effect on surrounding properties and lead to disinvestments, which continue to spread.

<i>Goals &amp; Objectives</i>
dwelling.

<i>Recommendations</i>
with property owners to take corrective measures.

<i>Policies</i>
<ul style="list-style-type: none"> <li>• By locating new higher-density housing near existing urban development to take advantage of proximity to community facilities and to create a more compact development pattern.</li> <li>• By insuring that adjacent land uses are compatible to housing with regards to such factors as smoke, noise, odor, traffic, and appearance.</li> <li>• By controlling storm drainage to prevent local flooding and flooding downstream.</li> <li>• By building new housing on soils suitable for excavation and site preparation.</li> </ul>

## Traffic and Transportation

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
	<i>To plan for roads and improve the efficiency of the major road network in the Planning Area.</i>	
Traffic in subdivisions does not now appear to be a problem.	<ul style="list-style-type: none"> <li>• By separating local and through traffic wherever feasible.</li> </ul>	The Town needs to insure that this is not a problem in new subdivisions.
By in large, the county and state roads in the area are in good condition.	<ul style="list-style-type: none"> <li>• By encouraging improvements on major transportation routes in and out of the Town.</li> </ul>	Work with the County to maintain and upgrade the county highways.
Roads serve two competing purposes: access and traffic movement. As access along a route increases, efficiency declines. It is important that the Town limit the number of access point on arterials and collector roads.	<ul style="list-style-type: none"> <li>• By controlling access to Town roads.</li> </ul>	Strictly control by ordinance the number and location of access points to Town roads.
STH 12/18 and I-94 are significant east/west transportation corridors.	<ul style="list-style-type: none"> <li>• By taking advantage of the STH 12/18 and I-94 corridors.</li> </ul>	Designate a few areas along STH 12/18 for more intensive development such as commercial/agribusiness.
So far, there are few blighting influences in the Town. And it is important that these be minimized and eliminated.	<ul style="list-style-type: none"> <li>• By removing and preventing blighting influences along the transportation corridors.</li> </ul>	It is important that development in the Town and especially along major transportation corridors be aesthetically pleasing to view. The Town needs to maintain design control on future development, especially for commercial, agribusiness, and multi-family projects.
	<i>To embrace other forms of transit other than automobiles.</i>	
A segment of the Glacial Drumlin State Trail is located in the Town and provides area residents with much-needed recreational opportunities.	<ul style="list-style-type: none"> <li>• By providing bicycle and pedestrian corridors and paths.</li> </ul>	Encourage the completion of the Glacial Drumlin State Trail from the trailhead to the Madison area. Establish bicycle routes on local roads. Provide walking trails within and between subdivisions.

## Traffic and Transportation

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
Dane County has a transit program for the elderly and disabled.	<ul style="list-style-type: none"> <li>By insuring transit is available to all people including the elderly and the disabled.</li> </ul>	Utilize the County's transit system. If it is at some time not meeting the needs of the people, solicit the county to improve the service.
Blackhawk Airfield is located in the Village. It is an important transportation facility for the entire area. Compatibility of the airport with surrounding land uses will become increasingly important as the Village and Town develop in the coming years.	<ul style="list-style-type: none"> <li>By exploring opportunities to utilize the airport to support Town activities.</li> </ul>	Work with the Village to ensure the long-term viability of the airport facility, especially in that area of land-use planning and development approval.
Wisconsin & Southern Railroad operates a short line between the Madison area and Cottage Grove. Use of this line reduces the amount of truck traffic on local roads.	<i>To utilize the rail service and rail corridor.</i> <ul style="list-style-type: none"> <li>By supporting continued use of the train service.</li> </ul>	Support continued use of the railroad.
The Wisconsin & Southern Railroad line is a tremendous transportation corridor that is currently used for rail service. One day that use may cease and present other opportunities as a transportation corridor.	<ul style="list-style-type: none"> <li>By utilizing the significant asset provided by the rail corridor.</li> </ul>	Recognize the current benefit of the rail service and potential uses should the opportunity arises.
Given the foreseeable population growth in the area, it may be feasible to establish a commuter line or use the rail line for excursion trains.	<ul style="list-style-type: none"> <li>By keeping open the possibility of commuter and excursion use of the rail tracks.</li> </ul>	Investigate the use of the rail line for excursion train and commuter trains.

### *Policies*

## Traffic and Transportation

### *Background Summary*

### *Goals & Objectives*

- By providing sidewalks and walking trails in the community where appropriate.
- By improving roads generally as follows: separate local and through traffic; improve hazardous intersections; upgrade road paving conditions; provide adequate setbacks; and maintain vistas on scenic drives.

### *Recommendations*

## Utility and Community Facilities

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
	<i>To maintain and improve the Town's park and open space areas.</i>	
The Town has a good park system.	<ul style="list-style-type: none"> <li>By continuing to devote resources to first maintain and improve the existing park and open space areas and then to develop any new parks and open space.</li> </ul>	The Town needs to continue to improve and maintain its parks. The Town (on its own or in conjunction with the Village) needs to develop a new, larger community park that can serve multiple uses.
Open space, much of which is privately owned is currently beneficial to the community.	<ul style="list-style-type: none"> <li>By using parks and open space as buffers between incompatible land uses, as delineators or constraints on urban development, or as necessary complementary uses for other land development.</li> </ul>	New development should have buffers built into them for the betterment of the community and also for the development.
Recreation is an important part of the culture and needs to be supported. With an aging population, it will become increasingly important to develop programs for the elderly. Programs for youth are also needed.	<ul style="list-style-type: none"> <li>By providing recreation facilities and programs to meet the needs of all age groups and person of various financial means including the elderly and youth in the Town.</li> </ul>	Work with the Village and school districts to develop a summer recreation program and an elderly fitness program.
The community survey found that a significant number of residents supported the establishment of bicycle routes and trails.	<ul style="list-style-type: none"> <li>By establishing pedestrian and bicycle ways.</li> </ul>	Implement the pedestrian and bicycle paths and trails in the Transportation Plan.
The Glacial Drumlin State Trail currently terminates in the Village.	<ul style="list-style-type: none"> <li>By participating in the Village-City-County bicycle trail programs.</li> </ul>	Continue to work with the DNR in its efforts to extend the Glacial Drumlin State Trail to the eastside of Madison.
More recreational opportunities can be provided at a lower cost when local units of government work together with the school districts to develop recreational	<ul style="list-style-type: none"> <li>By encouraging the use of school/park combinations.</li> </ul>	The Town should work with the school districts to develop joint recreational facilities that benefit town residents.

## Utility and Community Facilities

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
facilities that benefit both.		
The Glacial Drumlin State Trail represents a wonderful opportunity for the Town to develop additional local trails as a complement to this regional facility.	<ul style="list-style-type: none"> <li>By tying into regional recreation facilities.</li> </ul>	Develop a local network of bicycle trails and routes that ties into the Glacial Drumlin State Trail.
	<i>To maintain an adequate system of public infrastructure and buildings in Cottage Grove.</i>	
As more development occurs in the future it will become increasingly important to develop stormwater facilities especially in higher density residential development and also in commercial and industrial projects.	<ul style="list-style-type: none"> <li>By implementing a storm drainage plan for the Town.</li> </ul>	Develop and implement a stormwater management ordinance and develop facilities as may be needed.
Roads represent a significant financial investment and should be maintained so as to protect that investment and provide safe conditions for users.	<ul style="list-style-type: none"> <li>By upgrading and maintaining streets and sidewalks so as to keep them safe and usable.</li> </ul>	Develop and implement a capital improvement budget program and use it to prioritize needed transportation improvements.
Town residents enjoy excellent fire, police, and EMS services.	<ul style="list-style-type: none"> <li>By maintaining the fire, police, and EMS services at a continually high level.</li> </ul>	Continue to support the fire, police, and EMS services and provide adequate resources as appropriate.
Currently, there are no sidewalks in the existing subdivisions. Sidewalks are promoters of family values and community values. As higher density subdivisions are developed, it will be necessary to provide sidewalks.	<ul style="list-style-type: none"> <li>By providing sidewalks in all subdivisions.</li> </ul>	Sidewalks should be provided along all streets and required in all new high-density subdivisions.
	<i>Policies</i>	
	<ul style="list-style-type: none"> <li>By continuing to jointly share school and Town recreation facilities.</li> </ul>	

## Utility and Community Facilities

- By maintaining public buildings in an effective condition and build new public buildings attractively so as to enhance the community and promote civic pride.

## Agriculture, Natural Resources and Cultural Resources

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
	<i>To recognize that the majority of the Town's land is in agricultural use.</i>	
Farming is a dominate use of the landscape and is a significant component of the local economy and employment base.	<ul style="list-style-type: none"> <li>By preserving the majority of the agricultural land for agricultural purposes.</li> </ul>	Designate a significant amount of farmland for continued agricultural purposes on the future land use plan.
Farming as a business enterprise is affected by any number of local, state, and federal policies and by the global market. Within its means, the Town needs to assist farmers to remain economically viable.	<ul style="list-style-type: none"> <li>By supporting those economic policies necessary to make agricultural practices successful.</li> </ul>	Support local farmers in their efforts to remain economically viable.
The Town's scenic character is a significant component of its quality of life that it offers.	<ul style="list-style-type: none"> <li>By protecting the scenic character of the Town</li> </ul>	Protect wetlands, floodplains, and agricultural areas.
The Town has had some success promoting its Transfer of Development Rights program.	<ul style="list-style-type: none"> <li>By continuing to implement the Transfer of Development Rights program.</li> </ul>	Promote the use of the Transfer of Development Rights program and develop incentives so that development occurs in identified receiving areas, which are more suited for development.
Only a small portion of the Town's open space is in public ownership.	<ul style="list-style-type: none"> <li>By understanding that the privately held agricultural lands are a large part of the rural character of the Town.</li> </ul>	Develop incentives for property owners in the agricultural areas of the Town to "send" their development rights to areas designated for residential development (receiving areas).
The character of the area is largely defined by its rural agricultural character, which is enjoyed by many residents that live in the Village and Town. If farmland is not protected, the quality of life for the majority of Village residents would decline. They then do have a stake in farmland preservation.	<ul style="list-style-type: none"> <li>By exploring the possibility of financial involvement of the Town to preserve rural character.</li> </ul>	This plan limits non-residential development to two limited areas in the Town and also encourages non-residential development to locate within the Village with the understanding that the Village limit its continued outward expansion to help protect agricultural lands. The Town should be prepared to purchase key parcels to maintain their rural character.

## Agriculture, Natural Resources and Cultural Resources

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
Wetlands are common in the Town and are important for any number of reasons such as stormwater storage, aesthetics, wildlife habitat, and pollution mitigation.	<ul style="list-style-type: none"> <li>By considering impacts to wetlands and upper reaches of watersheds when making land use determinations.</li> </ul>	Continue to limit development in wetland areas.
	<i>To recognize the many natural resources of the area.</i>	
The environmental corridors in the area have been identified and are mapped as resource protection areas.	<ul style="list-style-type: none"> <li>By respecting and protecting the environmental corridors around the town of Cottage Grove.</li> </ul>	Develop policies and regulations to protect environmentally sensitive areas.
As an economic activity and a land use that contributes to rural character, agricultural production is important to the Town.	<ul style="list-style-type: none"> <li>By preserving agricultural areas not in the Town's growth corridors.</li> </ul>	Protect agriculture lands to the greatest extent possible.
Although human activities in the area have reduced some wildlife species, there is still a significant amount of wildlife in the area that residents enjoy.	<ul style="list-style-type: none"> <li>By preserving the natural wildlife.</li> </ul>	Develop regulations that help to minimize the negative effects of development on wildlife.
When thinking about a community's quality of life, it is important to talk about excessive lighting and its overall effect on the nighttime sky. Obviously, it is important to strike a good balance between the need for lighting and excessive lighting.	<ul style="list-style-type: none"> <li>By preserving the natural nighttime sky.</li> </ul>	Develop regulations that limit the use of excessive or unused lighting in residential, commercial, and agribusiness areas.
	<i>To strengthen the human and cultural resources of the area.</i>	
There are a number of groups and civic clubs that contribute to the quality of life in the Town and Village.	<ul style="list-style-type: none"> <li>By promoting and supporting the many organizations in the Town and Village.</li> </ul>	Encourage the groups in the area to do as much as possible together without giving up individuality. The individual groups acting together wherever possible will be stronger than just the individual

## Agriculture, Natural Resources and Cultural Resources

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
Limited work has been done to provide additional opportunities for children and adults.	<ul style="list-style-type: none"> <li>By promoting and supporting the efforts of the school system and churches to provide extra-curricular activities for both adults and children.</li> </ul>	groups by themselves.
	<i>To recognize the value of the community's ground water.</i>	The Town should support the existing efforts and be open to new programs such as a senior citizen fitness program.
There are a number of brownfield sites in the Town that are or have the potential to pollute groundwater.	<ul style="list-style-type: none"> <li>By limiting or tightly controlling any use of hazardous material in the Town.</li> </ul>	Develop land development regulations to minimize the threat of contamination from hazardous materials.
	<ul style="list-style-type: none"> <li>By monitoring sites with potential ground water contaminants.</li> </ul>	Work with the appropriate agencies to insure that monitoring of contaminated sites begin as soon as practicable.
From the standpoint of public health it is important that contaminated areas be promptly cleaned up to the fullest extent.	<ul style="list-style-type: none"> <li>By cleaning up currently contaminated sites.</li> </ul>	Work with the appropriate state and federal agencies to insure that contaminated sites are promptly cleaned up.
	<i>To recognize the existence of archaeological sites in the Town.</i>	
Based on records maintained by the State Historical Society, there are areas in the Town with archaeological resources. Indian burial mounds are quite common in the region.	<ul style="list-style-type: none"> <li>By requiring archaeological surveys prior to any non-agriculture disturbance of land identified by the State Historical Society as a possible archaeological site.</li> </ul>	Incorporate a requirement in the development process that requires an archaeological survey in those areas that contain or that likely contain archaeological resources.
A map is included in this Plan that shows generally where archaeological sites have been identified. Others likely exist that have not been identified or documented.	<ul style="list-style-type: none"> <li>By maintaining an archaeological record of sites in the Town.</li> </ul>	Continue to update the Town's map showing archaeological resources and share that information with the State Historical Society as appropriate.

## Agriculture, Natural Resources and Cultural Resources

<i>Policies</i>
<ul style="list-style-type: none"><li>• By developing existing and new recreation and open space facilities.</li><li>• By preserving scenic views.</li><li>• By preserving wetlands for the important functions they fulfill.</li><li>• By promoting tree cultivation.</li><li>• By conserving good farmland not designated for Town expansion.</li><li>• By prohibiting premature non-agricultural growth in agricultural areas.</li></ul>

## Economic Development

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
	<i>To accommodate the changing commercial economy.</i>	
	<ul style="list-style-type: none"> <li>• By understanding the Town's role in the area's economic base.</li> <li>• By promoting service uses.</li> </ul>	
Few service-type businesses are located in the Town. The establishment of personal service businesses have some potential to increase the economic base of the Town.		Designate areas on the future land use plan for commercial activities. Incorporate provisions in the Dane County zoning code to allow home-based businesses provided they are compatible within a residential setting.
Agricultural operations in the Town produce a commodity that is shipped out of the area without any value-added processing or production. To help support the agricultural sector of the local economy, it makes sense to encourage processing or those businesses that would otherwise support the continuation of agriculture in the Town and also increase its tax base.	<ul style="list-style-type: none"> <li>• By promoting agriculture-based businesses.</li> </ul>	Designate areas for agribusinesses on the future land use plan.
The Town has relatively large tracts of land that are suitable for a number of activities such as agricultural production or processing.	<ul style="list-style-type: none"> <li>• By promoting economic uses that require very large land areas while maintaining the rural character.</li> </ul>	Designate an area on the future land use plan for an agribusiness park of sufficient size to accommodate land extensive uses.
Compared to its potential, commercial activity in the Town is rather limited.	<ul style="list-style-type: none"> <li>• By examining the creation of new commercial centers.</li> </ul>	Designate areas for commercial growth on the future land use plan in areas that can accommodate such uses.
	<i>Place major emphasis on retaining industry in the Planning Program.</i>	
Economic activity and employment is critical to the well being of a community and its residents. The Town Board should take measures to encourage the con-	<ul style="list-style-type: none"> <li>• By communicating with existing businesses on a regular basis.</li> </ul>	The Town should meet annually with businesses located in the Town including farmers to better understand their needs and trends affecting them.

## Economic Development

<i>Background Summary</i>
tinuation of existing economic activity.
Most existing businesses, including farmers, do well in the Town.
Quite often employers are not able to find qualified employees from within the local labor pool because they lack needed skills. Schools, including high schools, need to be attuned to the needs of employers in the region to help students acquire those skills.

<i>Goals &amp; Objectives</i>
<ul style="list-style-type: none"> <li>By accommodating existing businesses to grow and prosper as much as possible.</li> </ul>
<i>To assist with employee training.</i>
<ul style="list-style-type: none"> <li>By encouraging schools to assist students by developing or assessing their skills as they relate to the local job market.</li> </ul>

<i>Recommendations</i>
Most businesses have increasingly more competition. This coupled with the ever-occurring changes places the Town in a position of being a cheerleader and helper when possible.
Encourage the schools in the area to help students assess their skills and develop new skills as may be needed.

<i>Policies</i>
<ul style="list-style-type: none"> <li>By maintaining and promoting a variety of industrial and commercial activity to provide the widest range of employment opportunities with particular emphasis on: <ul style="list-style-type: none"> <li>agriculture</li> <li>home-based businesses</li> <li>service businesses</li> <li>retail businesses</li> </ul> </li> <li>By improving education and promoting employment opportunities.</li> </ul>

## Intergovernmental Cooperation

Background Summary	Goals & Objectives	Recommendations
	<i>To recognize the importance of common concerns and interests of area governmental units.</i>	
While there have been few conflicts, there is not a tradition of the Town and school districts working together.	<ul style="list-style-type: none"><li>By working with the school districts on their interests in transportation, enrollment, and shared facilities, and the student’s general welfare.</li></ul>	School districts are the largest tax collectors in the area. The Town needs to regularly communicate with them on issues and opportunities.
Relations between the Village and Town can generally be characterized as strained. It will take a great deal of effort on both parts and time to overcome the lack of cooperation.	<ul style="list-style-type: none"><li>By working with Madison, the Village and area towns to identify the need for growth, the need to protect the agriculture economy, and the need to share losses.</li></ul>	The Village and the Town need to support each other, share equipment, share extraterritorial area decisions, and explore other items that can be shared. The Town should seek to share equipment with other nearby towns.
The Town and Village are linked together, not just by proximity, but also economically, socially, culturally, and historically.	<ul style="list-style-type: none"><li>By working with the Village in a cooperative manner to plan for residential and economic growth.</li></ul>	As a starting point, continue with the ongoing working group consisting of Village and Town officials to work on issues of common concern. Ultimately, both communities should develop a joint plan.
The Town shares fire and police services with the Village.	<ul style="list-style-type: none"><li>By working with area governments to share more services, equipment and facilities.</li></ul>	Seek opportunities to share more services, equipment and facilities. Examples could be: the Old Town Hall, mowers, street cleaning equipment, front end loaders, cherry pickers, etc.
	<div>Policies</div> <ul style="list-style-type: none"><li>By continuing a dialog with adjacent towns and the school districts.</li></ul>	

# Land Use

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
	<i>To create a balanced pattern of related urban land uses.</i>	
The Town's current land use pattern shows a general separation of uses. There are few instances of adjoining incompatible land uses.	<ul style="list-style-type: none"> <li>By ensuring that adjacent land uses are compatible with regard to such factors as smoke, noise, odor, traffic, activity, and appearance.</li> </ul>	The Town needs to reserve areas for future growth through the use of a Land Use Plan. It is important that the plan does not "box in" future uses beyond the 20- year life of this Plan.
Currently, stormwater is not a problem. As the Town continues to develop, especially in higher density areas, it will become increasingly important to address stormwater issues.	<ul style="list-style-type: none"> <li>By developing in a manner that storm drainage is not damaging downstream.</li> </ul>	Adopt development standards to require future development to address stormwater concerns.
Soils in the Town and planning area have limitations for development.	<ul style="list-style-type: none"> <li>By building on soils which have adequate bearing capacity and are suitable for excavation and site preparation as much as possible.</li> </ul>	New development needs to mitigate soil limitations.
Wetlands and flood hazards occur in the planning area.	<ul style="list-style-type: none"> <li>By restricting development from wetlands and flood hazard areas.</li> </ul>	Steep slopes, wetlands and flood hazard areas should be avoided.
There are some areas in the Town with steep slopes.	<ul style="list-style-type: none"> <li>By controlling development on steep slopes.</li> </ul>	Steep slopes should be avoided.
The community recognizes the positive attributes of the natural environment.	<ul style="list-style-type: none"> <li>By understanding the importance of aesthetics to a community.</li> </ul>	The Town needs to help ensure that the natural and man-made environments need to be aesthetically pleasing.
With the adoption of this Plan and subsequent adoption of a zoning ordinance, it is anticipated that there will be relatively few nonconforming uses.	<ul style="list-style-type: none"> <li>By eliminating nonconforming uses.</li> </ul>	Work with County zoning officials to address nonconforming uses.
Dane County has primary responsibility for controlling land uses within the Town.	<ul style="list-style-type: none"> <li>By urging the County to strictly enforcing the zoning ordinance.</li> </ul>	Send a letter to Dane County that states the Town's support for adherence to the Town's comprehensive plan.
The need for more residential units is documented elsewhere in this Plan.	<ul style="list-style-type: none"> <li>By creating more residential units.</li> </ul>	Create more residential units as proposed. At a minimum, the Town expects

# Land Use

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
		to increase (the population within the Town, excluding population that may be annexed to the Village) by 0.8 percent per year.
Some development projects have the potential for “costing” existing taxpayers in that tax revenue from the project is less than the services required.	<ul style="list-style-type: none"><li>By strictly controlling public costs of land divisions.</li></ul>	The Town should consider the fiscal impacts of future development projects.
	<i>Policies</i>	
	<ul style="list-style-type: none"><li>By insuring that adjacent land uses are compatible with regard to such factors as: smoke, noise, odor, traffic and appearance.</li><li>By utilizing land that is adequately drained and reasonably level.</li><li>By building on soils that have adequate bearing strength and are suitable for excavation and site preparation.</li></ul>	

# Residential

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
	<i>To preserve, enhance and expand the residential character in areas of single-family housing in the Planning Area.</i>	
There are relatively few situations where incompatible land uses are next to or near each other.	<ul style="list-style-type: none"> <li>By preventing the incursion of incompatible, non-residential uses into single-family residential neighborhoods.</li> </ul>	Areas designated for residential development should be protected and reserved for that use. Existing incompatible, non-residential uses should be removed where possible.
The Town has a number of neighborhood parks and a community center for public use.	<ul style="list-style-type: none"> <li>By providing, where feasible, a full range of community facilities on a neighborhood-by-neighborhood basis.</li> </ul>	The Town needs to extend sanitary sewer and develop a central water system and set aside parkland as it grows.
Currently, there are few opportunities for infilling. However, there will likely be more opportunities in the future to do this as higher density development occurs.	<ul style="list-style-type: none"> <li>By infilling around existing development, both new and old.</li> </ul>	The Town should encourage infilling when it becomes necessary.
Very little through traffic now cuts through neighborhoods.	<ul style="list-style-type: none"> <li>By discouraging non-local traffic from passing through residential neighborhoods.</li> </ul>	Design new neighborhoods so they do not encourage through traffic.
A few blighting influences exist in the residential areas.	<ul style="list-style-type: none"> <li>By removing blighting influences from residential areas.</li> </ul>	The blighting influences should be removed from the residential areas.
The future land use plan delineates an area suitable for high-density residential uses that will require central sewer.	<ul style="list-style-type: none"> <li>By extending services to new areas for residential development.</li> </ul>	The Town needs to be prepared to extend utilities to the new high-density residential areas.
Cluster of residential lots is a design technique that allows rural property owners to subdivide their property so that a significant amount of the subdivision is reserved for open space purposes, for resource protection, or for agricultural	<ul style="list-style-type: none"> <li>By clustering residential development.</li> </ul>	Delineate areas on the future land use plan where conservation subdivisions are required.

# Residential

<i>Background Summary</i>
production. The protection of the Town's rural character is very important to its residents. Two ways of protecting the most important farmland is by purchasing development rights and by allowing property owners to transfer (sell) their development rights to another area that is better suited for residential development.

<i>Goals &amp; Objectives</i>
<ul style="list-style-type: none"> <li>By using the Town's Transfer of Development Rights (TDR) program and developing a Purchase of Development Rights (PDR) program.</li> </ul>

<i>Recommendations</i>
Continue to implement the Transfer of Development Rights program. Investigate the merits and feasibility of establishing a Purchase of Development Rights program.

<i>Policies</i>
<ul style="list-style-type: none"> <li>By locating new residential uses near existing urban development to take advantage of proximity to community facilities.</li> <li>By providing housing opportunities for all income ranges.</li> </ul>

# Commercial

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
	<i>To provide an adequate framework for the future development and expansion of commercial uses in the town of Cottage Grove.</i>	
There are good locations along Highway 12/18 for commercial development.	<ul style="list-style-type: none"><li>• By working to designate certain primes areas for commercial use.</li></ul>	Develop commercial according to the Land Use Plan.
As the populations of the Town and Village continue to grow, there will be increasing demand for businesses and services. Not all of these will be appropriate or likely to locate in the Village or in just the Town. Rather, some will locate in the Town and some in the Village. The question is which ones will go where.	<ul style="list-style-type: none"><li>• By working with the Village where possible to provide needed retail and commercial services.</li></ul>	Work with the Village to encourage retail and commercial services.
The few non-farm business in the Town appear to be healthy businesses.	<ul style="list-style-type: none"><li>• By involving existing business owners in planning for their improvements.</li></ul>	Existing businesses have growth potential which the Town should support.
	<i>Policies</i>	
	<ul style="list-style-type: none"><li>• By recognizing the need to develop additional commercial opportunities compatible with its rural character.</li><li>• By providing a limited number of highway retail areas all connected by walkways and providing off-street parking.</li></ul>	

## Industrial and Agribusiness

Background Summary	Goals & Objectives	Recommendations
	<i>To improve existing industrial development compatible with adjacent uses.</i>	
	<ul style="list-style-type: none"><li>By providing land for new construction and expansion of existing industries.</li></ul>	The Town should, to the extent feasible, work with businesses that may want to expand.
Industries in the Town are rather limited.	<ul style="list-style-type: none"><li>By promoting the types of industry that the Town can expect to attract, including an agribusiness park.</li></ul>	The Town needs to focus its efforts in attracting those types of businesses that would be compatible in an agribusiness park.
As noted, there are several locations in the Town where the groundwater has been contaminated.	<ul style="list-style-type: none"><li>By eliminating groundwater contamination areas.</li></ul>	Work with state and federal agencies to address groundwater contamination.
As shown on the future land use plan, there is an area designated for an agribusiness park. Infrastructure will be needed to accommodate such a use.	<ul style="list-style-type: none"><li>By servicing new agribusiness areas with all public utilities and any other community facilities that are necessary.</li></ul>	Plan for infrastructure at the agribusiness park and provide appropriate facilities if required.

## Implementation

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
	<i>To coordinate and share community facilities and services where possible.</i>	
Quite often it is possible to provide more services and/or more cost-effective services when local units of government work together and share resources.	<ul style="list-style-type: none"> <li>By exploring the possibility of jointly developing and managing new parks with the Village and school district.</li> <li>By exploring the possibility of jointly developing a youth activity program with the Towns and school district.</li> </ul>	<p>Investigate the possibility of jointly developing and managing new parks with the Village and school district.</p> <p>Investigate the possibility of jointly developing a youth activity program with the adjoining towns and school district.</p>
	<i>To resolve annexation and boundary disputes with the Village.</i>	
The Town and Village signed an agreement concerning Village and Town growth that has been the source of ongoing conflict. Both parties need to abide by that agreement as outlined.	<ul style="list-style-type: none"> <li>By abiding by the existing boundary agreement and by developing and signing a boundary agreement with the Village that establishes Town expansion areas for a minimum of 20 years.</li> </ul>	Work with the Village to develop a long-term boundary agreement that accommodates both comprehensive plans to the fullest extent feasible.
	<i>To insure the interested participation by the public in carrying out the Comprehensive Plan.</i>	
The needs identified in this Plan exceed the Town's ability to finance them. Therefore, it will be necessary to prioritize the projects, complete them in the coming years as financing becomes available, and seek outside funding.	<ul style="list-style-type: none"> <li>By utilizing available federal and state programs which will aid the Town in implementing its plans.</li> </ul>	Apply for state and federal grants.
Implementation of this Plan is accomplished on a number of fronts and must include involvement of the Town officials and residents.	<ul style="list-style-type: none"> <li>By encouraging specific projects and other needed actions, which will serve to implement the Plan.</li> </ul>	Develop a work schedule based on the Implementation Element listing those things that need to be completed in the near-term.
Some of the policies in this Plan are a	<ul style="list-style-type: none"> <li>By encouraging the County to revise</li> </ul>	Work with the County to seek needed

## Implementation

<i>Background Summary</i>	<i>Goals &amp; Objectives</i>	<i>Recommendations</i>
slight departure from Dane County's existing regulations, which take precedent. Therefore, the Town will need to seek amendments to those regulations in order to implement its plan.	its zoning ordinance to provide the Town with the controls needed to implement its comprehensive plan.	amendments to its zoning code where needed to fully implement the Town's comprehensive plan.
The Town is on the leading edge of using innovative tools with its use of transfer of development rights. Given the vision of its elected officials, it is likely the Town can do other things as well that are equally new and innovative.	<ul style="list-style-type: none"> <li>By continuing to utilize innovative and collaborative programs in the Town.</li> </ul>	Seek out new and innovative tools to address opportunities or problems.
As noted, the vision described in this Plan is achieved by a wide range of actions and programs. It will be necessary to update a number of Town ordinances and likely adopt new ones.	<ul style="list-style-type: none"> <li>By adopting and enforcing adequate codes and ordinances necessary to properly guide new development.</li> </ul>	Make necessary changes in existing regulations and adopt new tools as may be needed.
After January 1, 2010, all Town decisions that affect land use will need to be consistent with this Plan. Therefore, it will become increasingly important for the Town to periodically review and update its comprehensive plan and make needed changes so that it is current.	<ul style="list-style-type: none"> <li>By continuing to update goals and objectives and monitor progress on an annual basis.</li> </ul>	At least annually, the Plan Commission and Town Board should monitor the goals, objectives and the Plan's implementation.
The Town has done a commendable job of trying to include representatives from adjoining municipalities and the school districts in its planning process. Likewise, the Town should be involved in other planning efforts beyond its boundaries.	<ul style="list-style-type: none"> <li>By participation in area-wide community planning programs and discussion groups.</li> </ul>	The Town needs to participate in area-wide planning.

# Implementation

*Background Summary*

*Goals & Objectives*

*Recommendations*

## *Policies*

- By taking greater control of the Town's environment through additional ordinances and ordinance enforcement.